

TEXAS TRANSPORTATION COMMISSION

TRAVIS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In TRAVIS COUNTY, on US 183, a designated controlled-access highway, the State of Texas acquired certain land for highway purposes pursuant to the instrument recorded in Document No. 2016160674 of the Official Public Records of Travis County, Texas, with denial of access to the abutting remainder property as described in the instruments.

Ben Fuentes, Alex R. Ledesma, Jr., and Daniel C. Castro, the current owners of the abutting property, have requested a re-designation of control of access along their property line. The current designated access to and from the northbound frontage road of US 183 will become controlled whereby access is denied and be re-designated immediately south and adjacent to its current designated access for a new permitted access point at one location along the property line, as described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.


Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.


NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and authorizes re-designation of permitted access from its original permitted access point to the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the northbound frontage road of US 183.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

87A2285CBB044E3...
Director, Design Division

DocuSigned by:

0E1B35AE191749E...
Executive Director

116168 November 30, 2021

Minute	Date
Number	Passed

EXHIBIT "A"

County: Travis
Highway: US 183
Limits: From East US 290 to SH 71
RCSJ: 0151-09-039
Station: 417+34.80 to 420+99.06

Page 1 of 5
April 16, 2021

DESCRIPTION OF PARCEL 131

DESCRIPTION OF A 0.217 OF ONE ACRE (9,442 SQUARE FOOT) PARCEL OF LAND, MORE OR LESS, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 1.602 ACRES CONVEYED TO BEN FUENTES (1/2% INTEREST), ALEX R. LEDESMA, JR. (1/4% INTEREST), AND DANIEL C. CASTRO (1/4% INTEREST) BY DEED, AS RECORDED IN VOLUME 4222, PAGE 768, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.217 OF ONE ACRE (9,442 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point at the northwest corner of said 1.602 acre tract, 212.66 left of Engineer's Baseline Station 416+62.83, being in the existing east right-of-way line of US 183 (Ed Bluestein Boulevard, varying width), and at the southwest terminus Regiene Road conveyed to the City of Austin by Volume 1795, Page 249, Deed Records, Travis County, Texas, and being at the beginning of a proposed "Access Denial Line", from which a 60D nail found bears North 28°53'00" West, a distance of 1.11 feet;

THENCE, South 30°43'16" East, along the west line of said 1.602 acre tract, the existing east right-of-way line of US 183, and this proposed "Access Denial Line", a distance of 44.62 feet to a calculated point at the end of this proposed "Access Denial Line", 207.98 feet left of Engineer's Baseline Station 417+05.63, from which a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type I monument found (disturbed) bears South 17°19'05" West, a distance of 0.66 feet;

THENCE, South 27°54'40" West, continuing along the west line of said 1.602 acre tract and the existing east right-of-way line of US 183, a distance of 30.26 feet to a calculated point in the proposed east right-of-way line of US 183, at the beginning of this "Access Denial Line", for the POINT OF BEGINNING, being 206.48 feet left of Engineer's Baseline Station 417+34.80, from which a 1/2-inch iron rod found bears North 38°57'02" West, a distance of 1.47 feet;

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- 1) THENCE, **South 20°29'45" West**, along the proposed east right-of-way line of US 183, crossing said 1.602 acre tract, passing at a distance of 89.05 feet along this "Access Denial Line, a 5/8-inch iron rod found, passing at an additional 30.26 feet continuing along this "Access Denial Line", a calculated point at the end of this "Access Denial Line", being 217.48 feet left of Engineer's Baseline Station 418+49.36, continuing an additional 256.19 feet for a total distance of **375.50 feet** to a calculated point in the south line of said 1.602 acre tract, being in the north line of Tract 1, C. Ben Hibbets Reality, Inc. Subd. No. 2, a subdivision of record in Book 75, Page 149, Plat Records, Travis County, Texas, said Tract 1 conveyed to Brian Evans and Yoon Sin Kim, husband and wife, by deed, as recorded in Document No. 2013012348, Official Public Records, Travis County, Texas, and being 248.16 feet left of Engineer's Baseline Station 420+99.06, from which a 1/2-inch iron rod with "Waterloo 4324" cap found bears South 03°00'46" West, a distance of 0.25 feet;
- 2) THENCE, **North 81°43'53" West**, along the south line of said 1.602 acre tract and the north line of said Tract 1, a distance of **51.46 feet** to a calculated point at the southeast corner of said 1.602 acre tract, being at the northeast corner of said Tract 1, and being in the existing east right-of-way line of US 183;
- 3) THENCE, **North 27°54'40" East**, along the west line of said 1.602 acre tract and the existing east right-of-way line of US 183, a distance of **389.65 feet** to the POINT OF BEGINNING and containing 0.217 of one acre (9,442 square feet) of land within these metes and bounds, more or less.

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April 16, 2021

DESCRIPTION OF PARCEL 131

Notes

1. All bearings described herein are based on NAD83 (93) Harn, Texas State Plane Coordinate System, Central Zone. All distances described herein are Surface and may be converted to Grid by dividing the combined Adjustment Factor of 1.00011.
2. A parcel plat of even date was prepared in conjunction with this property description.
3. Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



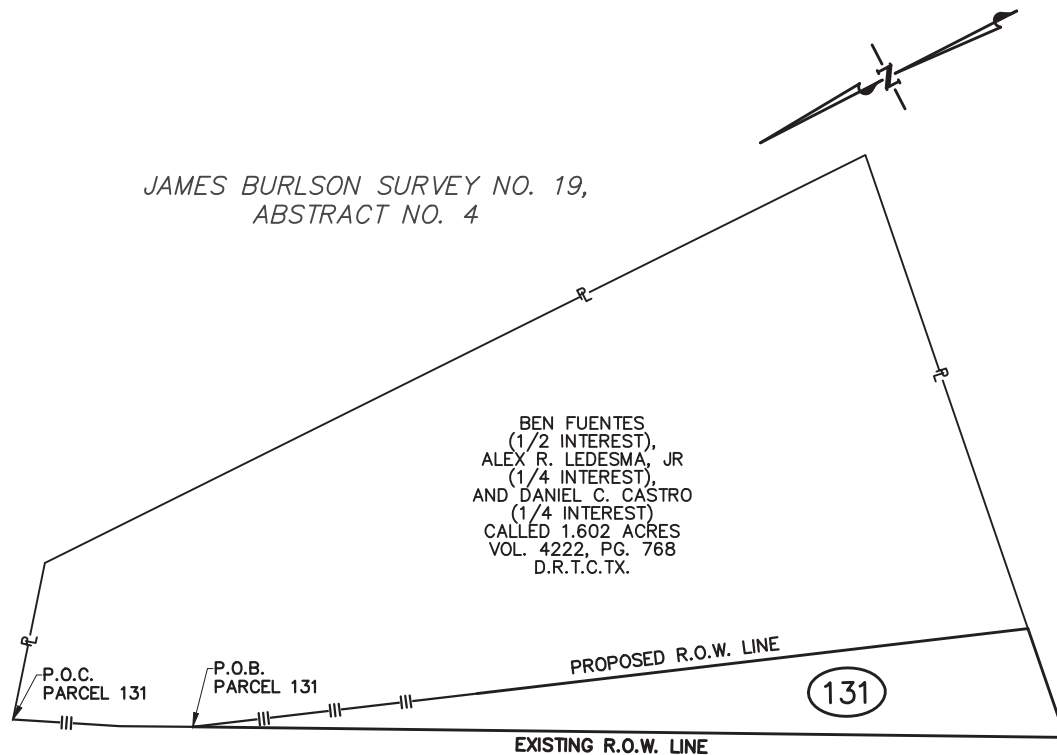
04/16/2021

Chris Conrad, Reg. Professional Land Surveyor No. 5623
M:/US 183 South QA~Atkins/DWG/Fuentes Property/Description/Parcel 131

Date

AUSTIN GRID M-22
PARCEL ID: 190216

JAMES BURLSON SURVEY NO. 19,
ABSTRACT NO. 4



JESSE C. TANNEHILL LEAGUE,
ABSTRACT NO. 22

ED BLUESTEIN BLVD.
U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)

APPROXIMATE LOCATION
OF SURVEY LINE

PROPERTY INSET
N.T.S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE
PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE
ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



04/16/2021

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83 (93) HARN, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED ADJUSTMENT FACTOR OF 1.00011.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDED ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

REVISIONS:

WHOLE PROPERTY	ACQUISITION	REMAINDER
1.602 AC. 69,783 SQ.FT.	0.217 AC. 9,442 SQ.FT.	1.385 AC. 60,341 SQ.FT.

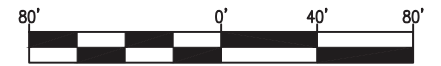
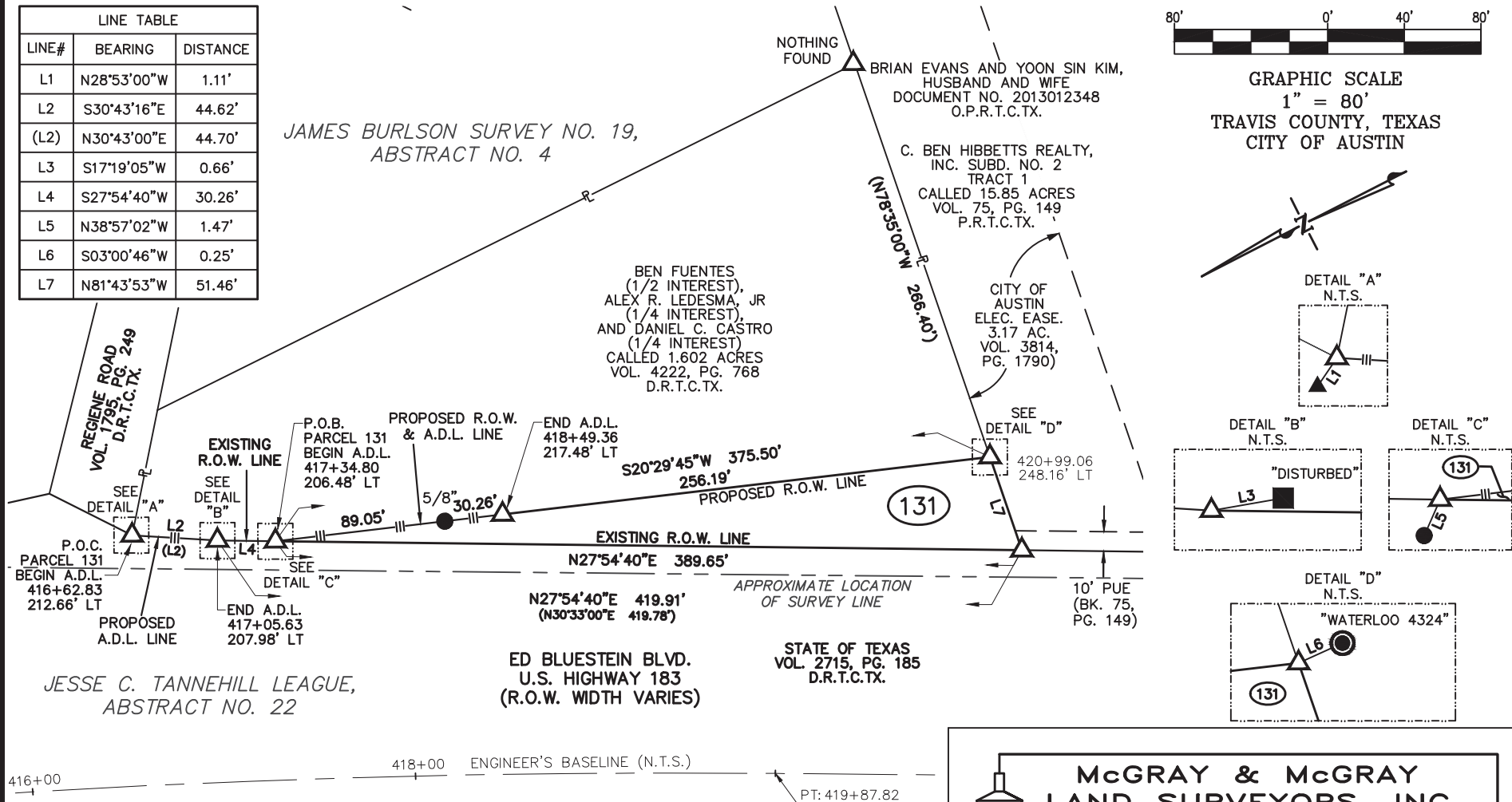
McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
PARCEL 131
RCSJ NO. 0151-09-039
TRAVIS COUNTY, TEXAS

DATE: APRIL 2021

SCALE: N.T.S.

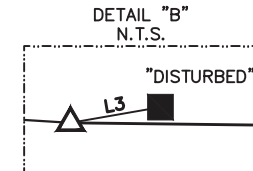
LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N28°53'00"W	1.11'
L2	S30°43'16"E	44.62'
(L2)	N30°43'00"E	44.70'
L3	S17°19'05"W	0.66'
L4	S27°54'40"W	30.26'
L5	N38°57'02"W	1.47'
L6	S03°00'46"W	0.25'
L7	N81°43'53"W	51.46'



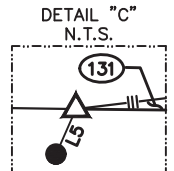
GRAPHIC SCALE
1" = 80'
TRAVIS COUNTY, TEXAS
CITY OF AUSTIN



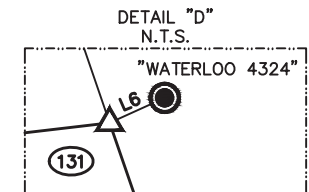
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
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AUSTIN, TEXAS 78731
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PARCEL PLAT SHOWING
PARCEL 131
RCSJ NO. 0151-09-039
TRAVIS COUNTY, TEXAS

DATE: APRIL 2021

SCALE: 1"=80'